

# **Sky Meadows Ranch & Country Club**

## **Board of Trustees Meeting**

**Saturday April 15, 2006**

### **Un-Approved Minutes**

#### **Notices**

- ❖ Reminder, water must be turned off when members are to be absent for more than 24 hours.
- ❖ Charge for snowmobiles and trailers left in meadow after May 1<sup>st</sup> is 5 dollars per day.
- ❖ Please inform board of any address changes.
- ❖ The water quality report is included with this newsletter.

**1. A quorum was present and the meeting opened at 9:10A.M.**

**2.Board Members Present:** Irene Burke/Vice- President, Kris Johnson/Building & Grounds, Steve Locati/ Secretary, Scott Taberey, Bill Ring/Water, John Tedeschi.

**3. Board Members Absent:** Joyce Munson/  
Treasurer, Dale DeGour/Fire & Safety, Dave Anderson/Architectural.

#### **4.Presidents Remarks**

There is currently no president of the board.

#### **5.Minutes**

A .Correction to April meeting minutes referencing water shut off, we do have a manual emergency shut off, but it is not automatic.

B. Irene Burke is the Vice President not the President.

C. Motion (Johnson / Ring) to approve changes in minutes. The motion was carried unanimously.

**6.Members Input**     None

## 7. Caretaker's Report

A. Harold (re. water upgrades) is working with potential vendors to drill a new well and not be charged for unsuccessful attempts. Will try to work out details and bring proposal to board.

B. Roads are still closed to vehicles over 10,000 lbs until further notice.

C. Reminder NO QUADS in any of the meadows.

Two main line water leaks were discovered & repaired.

## 8. Correspondence

A. The following correspondence was received by Steve Locati from homeowner Bob Swenson regarding the action item assigned to Denny Moriarty to locate a water tank vehicle to assist fire control.

*Denny Moriarty located a Fire Truck that he thinks the homeowners association might be interested in . It is located in George and is a 1975 Ford, fully rigged and in great shape. It has a 1000 gallon tank, is a cabover design, will haul 4 or 5 people in the cab. Appears to be maintained well, good tires, looks like it was stored inside and of course is red. They want \$4500 for it. We're likely to be in this price range regardless whether we pick this one up or not.*

**Discussion was made & there was concern regarding the amount of training needed to operate a fire truck. No action will be taken at this time. Harold will follow up.**

B. Steve reported being contacted by member Conrad Pederson who is requesting copies of any all records of correspondence between himself and the board regarding the winter road closure policy. He stated his intentions to litigate to stop the association from allowing the caretaker to pull snow back onto Fawn Road after he plows for access in the winter. Kris reported that the board has sent copies previously.

## 9. Treasurers Report

A. Not present, reviewed bookkeeper report checks 8124 through 8142.

B. Motion (Locati/Tedsechi) to approve checks 8144 through 8159, carried unanimously.

C. Property sales not always being reported by escrow companies.

<b>Collection</b>	<b>\$103.12</b>
<b>General Bank</b>	<b>\$3,056.30</b>
<b>MRS Club Dues</b>	<b>\$66,103.59</b>
<b>MRS Water Capital</b>	<b>\$30,801.11</b>
<b>MRS Water Operation</b>	<b>\$353.59</b>
<b>Water Capital CD</b>	<b>\$74,688.61</b>
<b>Total</b>	<b>\$175,106.32</b>

## **10. Water Report**

- A. Per Bill Ring, water meter reading will occur over the next few weeks.
- B. Those who received approval for upgrades and desire meter & standpipe hookup must contact caretaker.
- C. \$300 dollar hookup charge is not for the meter cost, but is a water service charge for the connection.
- D. Kris reported being contacted by a member who had a water leak due to a faulty valve and wants to know who is responsible for shutoff valve repair. Discussion was had & the board reported that each owner is responsible for all water lines/valves after the meter.

## **11 .Roads & Parking Report**

- A. Discussion regarding winter trailer storage in the lower parking lot occurred. A suggestion was made regarding moving all two-place trailers to one of the upper lots and having Harold assist in retrieving them as needed.
- B. Caretaker asked about dust control and grading proposal presented at a previous meeting. Much discussion was had regarding the cost of this and of maintenance costs. Steve Locati asked if a motion was necessary to decide this issue. Irene Burke said that only Scott Tabery, the Roads and Parking Chairman needed to decide. Scott Tabery reported that this proposal is not in the Budget this year.
- C. Bob Poole mentioned that he has equipment that could be used to do some of the grading.

**12 .Architectural Report** No Report

**13.Activities Report (Also Posted on Website Calendar)** No Report

**14.Fire Safety** No Report

**15.Old Business**

A. Audit will be arranged per the last meeting.

B. Caretaker bonus compensation plan.

C. Motion (Locati / Tedeschi ) that board moves forward working out the details of caretaker continuing employment incentive Package. Approved unanimously.

**16.New Business** None

**17.Members Input – Part 2**

A. Bob Poole asked why the Association owns property. The Board reported that we are holding the lots for the possibility of future wells. It was suggested that any of these lots could also be sold at the time the next well is drilled to pay for the well.

B. Water System upgrade process was discussed. It was suggested that we work with the state. It was also reported that Debbie Deboer was working on grant possibilities but needs detailed proposal from Association. This will require engineering.

**18.The meeting adjourned at 11:14 AM.**

**Respectfully Submitted,**

**Steve Locati/ Secretary**

